The Property

17 Richmond Terrace is a delightful Grade II* Listed townhouse dating back to 1791. The property is arranged with the staircase located centrally allowing the front and rear rooms to be well proportioned and linked by a corridor behind the staircase. This ensures that the house flows well, especially for family living with the principal living rooms on the hall and first floor.

There are numerous period features, most noticeably the portico as you approach the property, as well as the covered balcony at first floor level. These features continue throughout including detailed cornice work, sash windows with original working shutters and period fireplace replacements.

The bedrooms are across the second and third floor. The master bedroom and dressing rooms are to the front of the house with an additional bedroom and bathroom to the rear. The top floor provides three further bedrooms and a further bathroom.
The lower ground floor provides further accommodation arranged to be either incorporated into the main house or to be used as separate accommodation. To the front of the property, there is separate access with a hall that leads to sitting room 2 / bedroom 6. There is a separate kitchen and ensuite shower room off this room allowing it to be a separate annexe. Beyond a door, there is the games room with ensuite shower room which could be used as additional space to the annexe if required.

The gardens can be reached from this level as well as the conservatory beyond the kitchen which in turn leads to a staircase giving access to the enclosed garden.

**Gardens and Grounds**

The garden is an enclosed courtyard garden (approx 45ft long) with small areas of planting, typical of this type of townhouse. A door gives access to a communal garden which is a complete surprise and is used by a number of the residents, incorporating vegetable gardens and lawns for children to play in a safe environment.